

Extra Info  
9/25/06  
H6

**John Murray**

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**From:** Lauren Rosenzweig  
**Sent:** Monday, September 25, 2006 12:45 PM  
**To:** Manager Department  
**Cc:** Garry Rhodes  
**Subject:** FW: Draft HDC decision on 124 Main Street  
**Importance:** High  
**Attachments:** COA-0616-124 Main St (1).doc

Please put in extra information as well.

Thank you.

Lauren

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**From:** Anne Forbes [mailto:aforbes@rcn.com]  
**Sent:** Friday, September 22, 2006 4:31 PM  
**To:** Board of Selectmen  
**Subject:** Draft HDC decision on 124 Main Street

Here's the corrected version of the 124 Main Street draft decision.

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Version: 7.1.405 / Virus Database: 268.12.8/455 - Release Date: 9/22/2006

**TOWN OF ACTON  
HISTORIC DISTRICT COMMISSION**  
472 Main Street, Acton, MA 01720

**CERTIFICATE: DRAFT 9/21/06**

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Pursuant to Chapter 40C of the General Laws of Massachusetts and the Historic Districts Bylaw of the Town of Acton, the Acton Historic District Commission hereby issues a

**CERTIFICATE OF APPROPRIATENESS**

for the work described below.

Applicant (or owner) Frank Chen Telephone 978-287-4435  
frank@goodschoolrealty.com

Address 124 Main St., Acton 01720

Location of Work 124 Main Street District: Center      West       
No. Street South X

**Description of Proposed work:**

Parking lot development.

**Conditions, requirements, recommendations:**

CONDITIONS: (1) Stone retaining wall: If an alternative material or design is desired, applicant must return with an amended design and (2) if any part of the wall is higher than 8 feet, applicant must return with an amended application. (3) Grade-level planting areas: If as part of the site plan approval process it is required that planting areas be raised more than one foot above the surface of the ground, applicant must return with an amended design. (4) Bench proposed will be substantially similar to the existing benches at the front of the building.

The work outlined above must conform in all particulars to the submittals and conditions approved on September 1, 2006. The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Site Plan Special Permit, as well as a Building Permit or Sign License where required. This Certificate is valid for work commenced within one year of the date of issuance. An extension of the Certificate will be granted at the discretion of the Commission. If a property changes ownership during the time the Certificate is in force, a new owner who wishes to continue the authorized work must apply to have a new Certificate issued in his or her own name.

Application received 6/6/06; extension granted 8/----- Date of Public Hearing 8/21/06; 9/15/06

Certificate approved by \_\_\_\_\_ Date 9/1/06  
for Historic District Commission

**Copies to:** Applicant, Building Commissioner, Town Clerk, Town Manager/BoS, HDC File

*DRAFT*

September --, 2006

Frank Chen  
124 Main Street  
Acton, MA 01720

Dear Frank:

Enclosed is a copy of Certificate of Appropriateness #0616 for the development of the parking lot at 124 Main Street. As you know, the application was unanimously approved, with four specific conditions and was further conditioned on approval by all other concerned boards and departments. Our vote took place, at a public hearing on September 5, 2006.

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In its decision, the commission found that the proposal to us as shown in the application and additional submittals provided to us by that time will be compatible with the property and the surrounding South Acton Historic District. Other findings noted as part of the decision were: (1) as indicated on the plan, the highest part of the mortared stone retaining wall will be no higher than eight feet and (2) the pressure-treated guard rail is necessary for safety, is not historic in character, and as such is appropriately left unpainted.

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The commission also noted that apart from Page SP (landscape plan), the plan reviewed has not been updated to show that the raised landscape planter in fact has been omitted from the design.

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Good luck with the work. If anything in the plans should change during the course of the Site Plan Special Permit Review, please let us know. Such information relates to a condition of our approval.

Sincerely,

Anne Forbes  
Cc: Garry Rhodes, Building Commissioner  
Town Manager/BoS